



**11 THE BUNTINGS, BRICKHILL,
BEDFORD, MK41 7LA**

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FREEHOLD PRICE O.I.E.O. £300,000

WELL PRESENTED AND EXTENDED 3 BEDROOM SEMI DETACHED HOME LOCATED IN THE BIRDS AREA OF BRICKHILL.

A good opportunity to purchase this light airy and spacious family home located in the ever desirable 'Birds' area of Brickhill on a peaceful residential road. This well maintained family home has been tastefully extended to the rear to further enhance the ground floor accommodation and offers light and airy accommodation over 2 floors with a very usable layout. The property is situated on a quiet residential road and is accessed via an extensive Monoblock driveway providing off road parking for 2 cars leading to a covered and enclosed car port and a single garage / workshop. The covered entrance porch leads into a spacious lounge which flows into a designated dining room, the kitchen breakfast room is fitted in white high gloss units with integrated oven, hob and extractor over and looks into a nice size UPVC double glazed conservatory; in addition there is also a nice size family room which is located at the rear of the garage and overlooks the rear garden, and the downstairs shower room has been refitted in recent times and is fully tiled with a double shower, concealed wc and wall mounted sink. On the first floor: 2 good size double bedrooms, 1 single bedroom currently being utilised as a hobby/studio room with a range of fitted wardrobes and a 2 piece cloakroom, there is a second staircase leading up to a fully boarded loft space ideal for ample and easily accessible storage. The rear garden is low maintenance and laid to patio and decking with a sunny aspect. An internal inspection comes recommended to fully appreciate the presentation, space within and the prime location.

The property benefits from: gas to radiator central heating via a quality combination boiler, UPVC double glazed doors and windows, single storey rear extension, separate family room, conservatory, excellent location, close to well regarded schools and local shops.

The property is situated within walking distance to a parade of shops on Brickhill Drive for day to day necessities & is on a regular bus route to Bedford town centre for extensive shopping facilities. The Victorian 60 acre Bedford Park is a short distance away with the Robinson pool & gymnasium for leisure activities & peaceful walks. The property falls within a well regarded local authority school catchment for all age groups & the private Harpur Trust schools can be found in Bedford town centre and the Pilgrim Pre preparatory school is a short walk away. The mainline railway station is on the western fringe of Bedford town centre offering fast & frequent commuter links to London & the North and excellent vehicular access to the A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass.

- | | |
|---------------------------------|------------------------------|
| - 3 BEDROOMS | - FAMILY ROOM |
| - OPEN PLAN LOUNGE TO DINER | - SINGLE GARAGE AND CAR PORT |
| - FITTED KITCHEN BREAKFAST ROOM | - AMPLE OFF ROAD PARKING |
| - NEW SHOWER ROOM | - PRIVATE REAR GARDEN |
| - CONSERVATORY | - DESIRED LOCATION |

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

EPC:

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

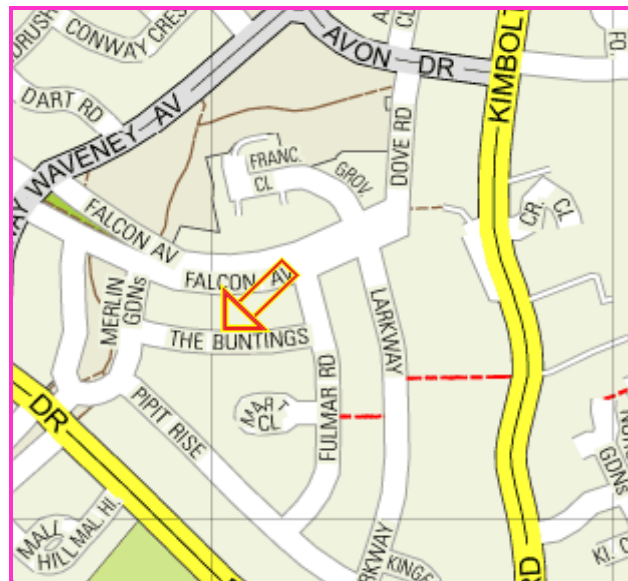
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Executive Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy Performance Certificate



11, The Buntings, BEDFORD, MK41 7LA

Dwelling type: Semi-detached house

Date of assessment: 02 October 2019

Date of certificate: 02 October 2019

Reference number: 8993-2926-1629-8407-8013

Type of assessment: RdSAP, existing dwelling

Total floor area: 115 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

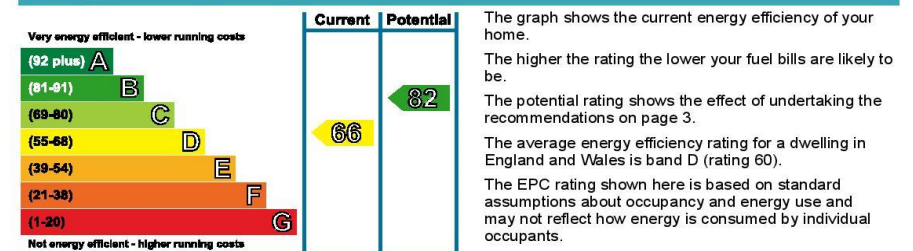
Estimated energy costs of dwelling for 3 years:	£ 2,955
Over 3 years you could save	£ 618

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 2,343 over 3 years	£ 1,821 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
Totals	£ 2,955	£ 2,337	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



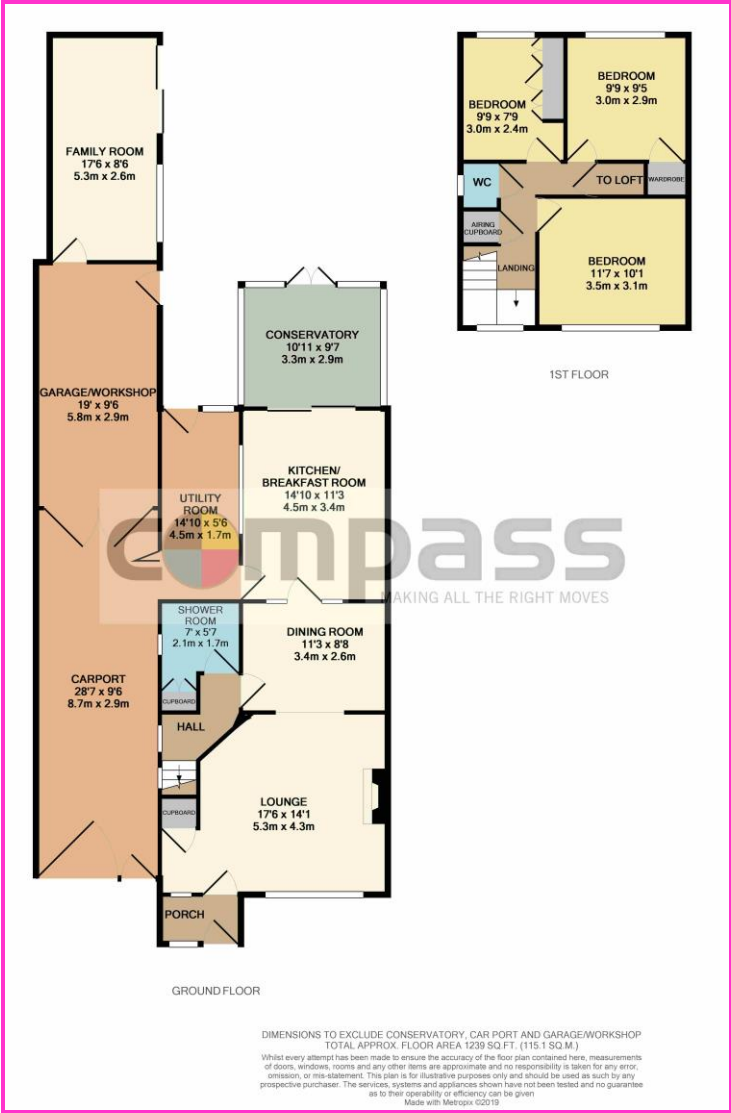
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 330
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 192
3 Solar water heating	£4,000 - £6,000	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:













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